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## **The Ferranti Plat Narrative Report**

### **General Description**

The parcel being subdivided is located at 22 Waites Corner Road, being AP 22-3 Lot 4, and contains about 1.31 acres with 763.74' of existing road frontage along Waites Corner Road and Kingstown Road (Rt 138). The entire property is zoned R20 residential district. This parcel has an existing residential dwelling, and two small accessory structures, open yard lawn areas, and wooded areas. The existing building has sewer and water which connects to town utilities located in Kingstown Road (Route 138). The stormwater outfall areas adjacent to the lot were delineated by Natural Resource Services, Inc. (NRS) on June 8, 2022.

The owners and applicant wish to subdivide their land into 2 parcels and build a house on Parcel 1. Proposed Parcel 1 contains 20,000 square feet of land with 378.19' of road frontage along Waites Corner Road and Kingstown Road (Rt 138). Proposed Parcel 2 contains 36,916 square feet of land with 385.55' of road frontage along Waites Corner Road and Kingstown Road (Rt 138).

Parcel 1 will have a 4-bedroom dwelling tied into existing municipal water and sewer lines. This proposed dwelling will house an estimated zero (0) to two (2) school aged children. The approximate proposed population of the dwelling is approximately two (2) to five (5) persons. No zoning or setback variances are requested for the proposed dwelling.

Parcel 2 will have the existing 3-bedroom dwelling and the two (2) existing outbuildings located on it. It is proposed that this existing dwelling will remain as is, and zoning or setback variances are not being requested.

### **General Design Approach Statement**

#### **Option 1:**

One approach considered (see Figure 1) was to make Parcel 1 meet zoning and planning design standards while keeping the means of ingress and egress along Kingstown Road (Rt 138) to avoid the municipal pump station, the two existing municipal stormwater outfall areas. This approach would also focus construction to include tying into the existing sewer and water lines on Kingstown Road (Route 138), limiting overall impacts from land disturbance. This design approach requires a thirty (30') foot wide utility easement over Parcel 1 for the existing sewer and water lines servicing the existing house on Parcel 2. And, A waiver is required for side lot lines at right angles to street lines per Planning Regulations Section C. Lot Design Standards, 1. Side Lot Lines in Article XIII - Design and Public Improvement Standards for the proposed lot line of Parcel 1 that intersects with Waites Corner Road. This design, we'll call Option 1, is not being used after discussions by the client with Planning and Engineering, with the consensus that the following approach, we'll call Option 2, being preferred.

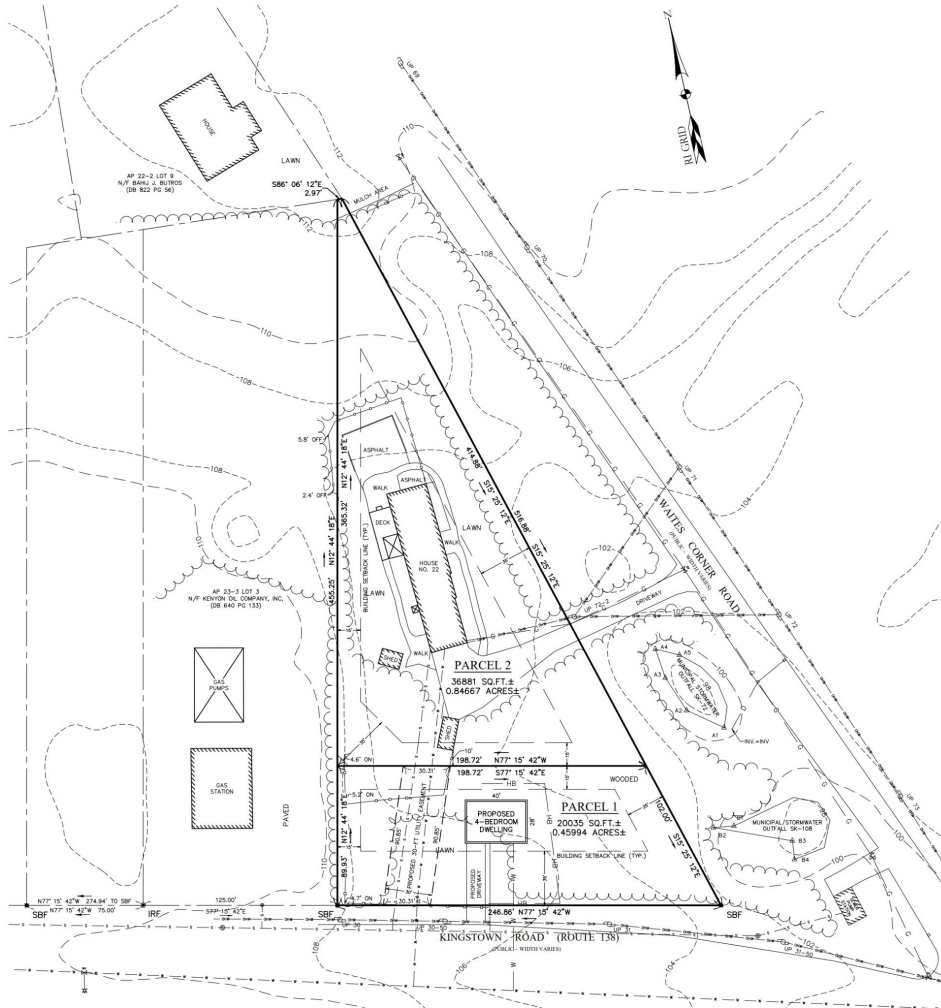


Figure 1: Option 1

**Option 2:**

From the Town discussions mentioned above, we redesigned the proposed 2-lot subdivision (see Figure 2) such that Parcel 1 will have means of ingress and egress, instead, along Waites Corner Road and share the portion of the existing driveway from the streetline to the travelway of Waites Corner Road. This approach eliminates a driveway onto the more well traveled Kingstown Road (Route 138), providing safer vehicular access to Waites Corner Road, and reduces the number of driveways from two (2) to one (1).

Parcel 2 will now have frontage on Kingstown Road (Route 138) to include the area of the existing underground water and sewer lines servicing the existing dwelling, eliminating the need for any utility easements.

A waiver is being requested for side lot lines at right angles to street lines per Planning Regulations Section C. Lot Design Standards, 1. Side Lot Lines in Article XIII - Design and Public Improvement Standards for the lot line between Parcels 1 and 2 at Kingstown Road (Route 138)



Figure 2: Option 2

Table 2 summarizes the proposed parcel areas and frontages.

PARCEL SUMMARY TABLE		
Parcel	Lot Area	Frontage
Parcel 1	20,000 square feet	378.19'
Parcel 2	36,916 square feet	385.55'
AP 22-3 Lot 4	56,916 square feet	763.74'
Table 2		

Notes:

1. There are no proposed streets or rights-of-way, public or private.
2. There are no recorded publicly or privately held easements in which above or below ground utilities exist.
3. No historic cemeteries were observed.
4. There are no FEMA special flood hazard areas.